

March 1, 2007

Mr. Doug Rankin, AICP  
Planning Manager  
City of Las Vegas  
Planning and Development Department  
731 South 4<sup>th</sup> Street  
Las Vegas, NV 89101



**SUBJECT: JUSTIFICATION LETTER FOR A GENERAL PLAN  
AMENDMENT TO THE CENTENNIAL HILLS SECTOR PLAN  
FROM RURAL DENSITY RESIDENTIAL (R) AND RURAL  
NEIGHBORHOOD PRESERVATION (RNP) TO PLANNED  
COMMUNITY DISTRICT (PCD) ON APPROXIMATELY 23.3  
ACRES LOCATED AT THE SOUTHEAST CORNER OF  
DEERSPRINGS ROAD AND HUALAPAI WAY (APN 125-19-301-  
001 THRU 005, AND 013)**

Dear Doug:

My office represents the applicant in the above mentioned request to amend the Centennial Hills Sector Plan from R and RNP to PCD on the subject property. It is our intention to develop a master plan on the subject property at a later date.

There are four criteria that must be affirmed in the granting of a General Plan Amendment pursuant to Title 19.18.030. Our responses to these four criteria are as follows:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land uses or zoning districts..**

The General Plan for this area designates the subject property as R (Rural Density Residential) and RNP (Rural Neighborhood Preservation Residential). The proposed change to Planned Community District could be compatible with the surrounding area, as the area surrounding this request has changed considerably since the original Centennial Hills Sector Plan was approved. The Cliff's Edge Master Planned Community was approved on the parcels directly to the east of the subject site. The parcels directly to the east have been designated for Medium Density Residential which allows up to 25 dwelling units per acre.

3455 Cliff Shadows Pkwy, Suite 220  
Las Vegas, NV 89129

702 395 3154  
 702 242 0414  
 info@quadplan.com  
www.quadplan.com

**GPA-20465  
04/26/07 PC**

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.**

To the west, across Hualapai Way, is property zoned PD (Planned Development) and planned for multi-family at up to 25 dwelling units per acre. To the south is the I-215 beltway. To the north and east are undeveloped properties.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment..**

The subject site is located at the intersection of Hualapai Way a 100 foot right-of-way and Deer Springs Road an eighty foot wide right-of-way. In addition, Hualapai Way will have an interchange with the I-215 beltway. These roadways will provide adequate service to the proposed development.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

Policy B10 of the Centennial Hills Sector Plan which encourages the development of options, guidelines, and incentives for the use of innovative master development plans.

Should any further information be desired feel free to contact me at 702-395-3154. Thank you for your time and dedication with respect to this project.

Sincerely,



CHRIS DINGELL, AICP  
PLANNING COORDINATOR

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